069.0	0004	0005.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	967,500 / 967,500
					USE VALUE:	967,500 / 967,500
					ASSESSED:	967,500 / 967,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		DAVIS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VOLK LAWRENCE C &	
Owner 2:	HOFFMAN HEIDI L	
Owner 3:		
Street 1:	17 DAVIS AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	WOODS MARGO N -
Owner 2:	-
Street 1:	17 DAVIS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,171 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1909, having primarily Wood Shingle Exterior and 2340 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6171.000	539,900	4,000	423,600	967,500
Total Card	0.142	539,900	4,000	423,600	967,500
Total Parcel	0.142	539,900	4,000	423,600	967,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.51 | /Parcel: 413.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	44286
GIS Ref	
GIS Ref	
Insp Date	11/01/18

!5945!

PREVIOUS ASSESSMENT

Parcel ID: 069.0-0004-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	540,100	4000	6,171.	423,600	967,700	967,700	Year End Roll	12/18/2019
2019	101	FV	412,500	4000	6,171.	393,300	809,800	809,800	Year End Roll	1/3/2019
2018	101	FV	412,500	4000	6,171.	393,300	809,800	809,800	Year End Roll	12/20/2017
2017	101	FV	412,500	4000	6,171.	344,900	761,400	761,400	Year End Roll	1/3/2017
2016	101	FV	261,400	2900	6,171.	314,700	579,000	579,000	Year End	1/4/2016
2015	101	FV	246,400	2900	6,171.	278,400	527,700	527,700	Year End Roll	12/11/2014
2014	101	FV	246,400	2900	6,171.	263,200	512,500	512,500	Year End Roll	12/16/2013
2013	101	FV	246,400	2900	6,171.	250,500	499,800	499,800		12/13/2012

PRINT

Date	Time
12/10/20	20:46:03

LAST REV

Date	Time
11/19/20	11:12:16

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5945

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WOODS MARGO N,	67909-418		8/29/2016		847,000	No	No		
	13566-332		7/1/1978		61,900	No	No		Y

USER DEFINED

Prior Id # 1:	44286
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2020	1049	Wood Dec	20,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	CC	Chris C
4/8/2009	Measured	372	PATRIOT
11/20/1999	Inspected	263	PATRIOT
10/7/1999	Mailer Sent		
10/7/1999	Measured	263	PATRIOT
7/28/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6171		Sq. Ft.	Site		0	70.	0.98	12									423,590						423,600	

Total AC/HA: 0.14167 | Total SF/SM: 6171 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 423,590 | Spl Credit | Total: 423,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.23889506
Const Adj.:	0.98500049
Adj $ / SQ:	158.641
Other Features:	90000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	565949
Depreciation:	26034
Depreciated Total:	539915

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

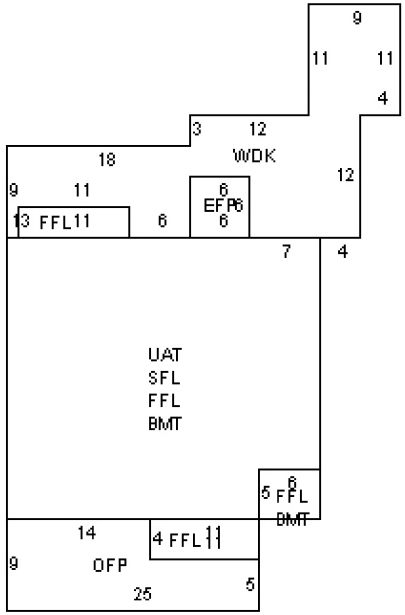
No Unit	RMS	BRS	FL
1	10	5	M
Totals			
1	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	191.96
Special Features:	0	Val/Su Net:	155.41
Final Total:	539900	Val/Su SzAd	302.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	945	158.640	149,915
BMT	Basement	868	70.440	61,139
SFL	Second Floor	838	158.640	132,941
WDK	Deck	396	8.400	3,325
UAT	Upper Attic	210	111.050	23,265
OFP	Open Porch	181	25.230	4,567
EFP	Enclos Porch	36	71.510	2,574
	Net Sketched Area:	3,474	Total:	377,726
Size Ad	1783	Gross Are	4102	FinArea 2340

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	G	
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0004-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	GD	1915	26.57	T	30	101			4,000			4,000

More:	N	Total Yard Items:	4,000	Total Special Featues:		Total:	4,000